

# Presentation to Fairfax County Planning Commission

Transit-Oriented Development  
Coalition for Smarter Growth  
June 8, 2006

# Recommendations for TOD Policy

From Calthorpe's The Next American Metropolis:

- Moderate and high-density housing, along with complementary public uses, jobs, retail and services concentrated in mixed-use developments in a walkable environment at strategic points along the regional transit system.

# Calthorpe Principles

- Organize growth on a regional level to be compact and transit-supportive
- Place commercial, housing, jobs, parks and civic uses within walking distance of transit stops
- Create pedestrian-friendly street networks which directly connect local destinations
- Provide a mix of housing types densities and costs
- Preserve sensitive habitat, riparian zones and high quality open space
- Make public spaces the focus of building orientation and neighborhood activity
- Encourage infill and redevelopment along transit corridors within existing neighborhoods

# Performance Based Definition from The New Transit Town by Reconnecting America

- Location Efficiency
- Rich Mix of Choices
- Value Capture
- Place Making
- Resolution of Tension Between Node and Place

# Location Efficiency

- Density
- Transit Accessibility
- Pedestrian Friendliness

# Rich Mix of Choices

- Mix of Uses within Walking Distance
- Range of Housing Options
- Range of Transportation Choices

# Value Capture

- For household, developer, community
- Higher tax revenues from increased sales tax and property values
- Reduced access costs per passenger for transit agency
- Reduced household expenditures on transportation
- More stable, long-term investment returns
- Access to more amenities within walking distance

# Place Making

- Places for people – safe, comfortable, varied and attractive, distinctive and vibrant
- Make Connections – physically and visually
- Utilize natural features and maximize energy conservation
- Mix uses and forms
- Design for change – in use, lifestyle, demographics

# Resolving Node vs. Place

- Transit station as a node in a system and a place in a neighborhood
- Balancing access for transit use with place
- Defining the type and use of the station

# Define Typology

- Urban Downtown
- Urban Neighborhood
- Suburban Center
- Suburban Neighborhood
- Neighborhood Transit Zone
- Commuter Town

# Transportation Demand Management

- Limit *traffic* rather than development
  - TDM requirements
  - Parking controls
  - Adjust trip generation formulas

# Transportation Demand Management

- Manage parking demand and parking spillover
  - Residential parking permits
  - Price parking/parking cash-out
  - Parking maximums
  - Eliminate minimums or vary according to location and TDM
- Design parking well
  - Underground, “wrapped” or behind

**Credit: Jeffrey Tumlin, Principal, Nelson\Nygaard**

# Transportation Demand Management

- Design streets with pedestrians as highest priority
  - High quality sidewalks
  - Frequent crossings
  - Small blocks
- Integrate street grids
  - Connectivity a critical element for walking, biking and transit use

**Credit: Jeffrey Tumlin, Principal, Nelson\Nygaard**

# Transportation Demand Management

- Use market incentives
  - Impact fees
  - Parking pricing/parking cash-out
  - Universal transit passes

# For More Information

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# Bay Area MTC TOD Policy

MTC's TOD policy includes three key elements.

- Corridor-based performance measures to quantify minimum levels of development around transit stations, based on transit mode.
- MTC will help to fund station area plans for jobs and housing, station access, design standards, parking and other amenities based on unique circumstances and community character.
- Creation of corridor working groups to bring together local government staff, transit agencies, county congestion management agencies (CMAs) and other key stakeholders along the corridor to help develop station area plans to meet MTC's corridor-wide land-use thresholds.
- [http://www.mtc.ca.gov/planning/smart\\_growth/tod/index.htm](http://www.mtc.ca.gov/planning/smart_growth/tod/index.htm)

To Learn More, Contact:  
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